

**Sent:** Wednesday, December 07, 2011 5:14 PM  
**To:** DHCA Housing Policy  
**Subject:** Comments - Revision of the Housing Policy

December 5, 2011

ESSCA's Board of Directors believes that the priority of DHCA's revision of the Housing Policy should be to retain the quality of life and character of existing residential neighborhoods.

To that end, we urge DHCA to:

**Retain the Special Exception approval process for accessory apartments.** This is an important procedure, which allows for assessments to be based on impacts on individual communities. Allowing accessory apartments "by right" ignores the diversity of density which exists in the residential zones and could easily overwhelm a community, especially in the older more dense residential neighborhoods.

**Protect the Master Plan process and do NOT allow new housing types "by right" in existing neighborhoods.** While the majority of our neighborhood is zoned R-60, it is, in fact, comprised mostly of much denser development that was extant prior to the original zoning categories. Specifically, the majority of the housing in our community is approximately 10 houses per acre. Allowing duplexes, quads or other types of units "by right" without the accompanying Master Plan process to insure the necessary infrastructure is in place, would have serious negative impacts on our community.

Thank you for your consideration of these issues.

Bob Colvin  
President  
Board of Directors  
East Silver Spring Citizen's Association (ESSCA)